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LAKESIDE COMMUNITY PLANNING GROUP

MINUTES

April 2, 2008

San Diego County
DEPT. OF PLANNING & LAND USE

Members present: A. Botter, P. Lambert, G. Barnard, M. Turvey, W. Allen, G. Inverso, T. Medvitz, L. Strom, J. Bugbee

Members excused: 5 (E. Bakeer, J. Shackelford, R. Smith, R. Clegg, C. Enniss)

Members absent: 1 (W. Colgan)

Public present: 14

1. **Call to order:** 7:05 p.m.

2. **Pledge of Allegiance**

3. **Approval of minutes:** February 6, 2008, G. Barnard motion to approve, W. Allen 2nd. Vote: 9-0-0-6. March 19, 2008, G. Barnard motion to approve, W. Allen 2nd. Vote: 9-0-0-6.

4. **Administrative items/Announcements.** None

5. **Sub-committee reports as required.** None

6. **Open Forum.** None

7. **Public Hearing.**

A. Presentation/Discussion Items

1. Presentation on a proposal to redesign an 80 unit Townhome project located at Woodside Ave. and Marilla Dr. Project would retain density and foot print but reduce bulk. Bill Hedenkamp presenting with Chelsea Development representatives Robert Harrington and Jeff Ragland. They want to convert this project to affordable housing with some of the funding coming from the County. This company does projects throughout California and Arizona. They would own and manage this project for 55 years. They will get into more specifics of this project at later meetings. J. Bugbee asked about size, square footage of apartments and cost. One bedrooms will be approximately 800 s.f., two bedrooms approximately 950 s.f. and three bedrooms 1,180 s.f. Will be three tiers of rent levels, will start somewhere in the mid \$300 up to \$900. G. Inverso asked if the exterior will look similar to the brochure. Answered, will be basically as presented for the condo project. T. Medvitz asked if it is to be built as a condo and rented. No, built as apartments. M. Turvey mentioned height requirements and if there will be a reduction in parking or additional parking. Parking will remain the same. W. Allen asked about the problem of gangs. Basketball courts with no supervision tended to become a hangout, he much preferred a gymnastic area for children. Stated that this company has 33 projects some of which are in high crime areas and they are able to maintain safety in these projects. The basketball court would be managed and they have cameras. They will bring letters of recommendation from police, etc. when they come back. G. Barnard said he cannot support this project. Three story buildings are not characteristic of Lakeside and this is already a problem area for gangs. Lakeside has enough gangs and he feels this will add to it. P. Lambert said he would like to see this

project built. Audience comments. D. Rodvold asked if senior citizens would be eligible. Answer, yes.

B. Proposed Publicly Initiated Action.

1. Request from a property owner at 13526 E. Lakeview. The property owner is constructing a house and garage and would like the trees removed in order to place a driveway. The trees are mature, multi-trunked Olive trees, *Olea europea*, approximately 25' tall and in good health. T. Medvitz motion to approve. W. Allen 2nd. Questions about how many trees, which trees, etc. and since no proponent was present LCPG did not know answer to questions. T. Medvitz said he wished to change his motion, new motion, table this item and ask proponent to be in attendance to answer questions. G. Barnard 2nd. Vote: 9-0-0-6.

C. Proposed Privately Initiated Action.

1. TM 5314 rpl3, proposed 151 lot subdivision of 407 acres located generally north of El Nopal between Oak Creek Drive and Santee. (Last heard 6 April 2005) Cindy Eldred, Steve Wragg and G. Lambron proponents present. C. Eldred said the notice of preparation of the EIR has been filed and they have completed the technical studies and submitted them to the County and they expect comments shortly. They are proposing to implement the existing zoning and land use. All lots will conform to existing zoning. They already had MSCP hard line determined and defined in the project areas and the open space areas. Fuel modification confined by MSCP hard lines. They are substantially in conformance with MSCP. They will bring the sewer line to the project. This would be with Padre Dam so it would be available only to the West side of Oak Creek and only to Padre Dam users. There will be three access points, one through road with gates on the side roads. G. Barnard said Santee will not permit the trail to go through Santee, would this proponent be willing to try to work with Santee to have them continue the trail. Yes, they will do so. T. Medvitz asked about the levels of fire prevention, who is responsible for the two outer areas. The homeowners and the HOA would cover these areas. M. Turvey asked about earth moving, how much. Approximately 700,000 cu yards. Would it be mass graded or phases. Answered, they are setting up to do it in phases but there is the option to go either way. W. Allen asked about entrances and exits. There will be three. L. Strom said since this was last heard the prices have changed, what is the price range now. No answer at this time. Ben Decker in the audience said with regard to the Oak Creek access, what will be done. There will be a left turn lane installed and cutting back the radius so there will be better site distance. He also had concerns about the lack of egress and ingress during a fire, Oak Creek was backed up during the last fire, if this spills out onto Oak Creek it could be very dangerous. Answer was they hope not everyone will go to Oak Creek as there is also access to El Nopal. He was also concerned about trails, this is an equestrian area, these trails are useless for general use, can they work with MSCP to go through some of that land. The answer was that they worked hard to provide the trail system that is being shown and these trails will be open to multi use. D. Rodvold, from the audience, asked how many

miles long is the main road. Approximately three quarters of a mile. Pat Bixby asked where the road cuts off of El Nopal and this was explained. W. Allen motion to approve project. T. Medvitz 2nd. Vote: 7-0-2 (P. Lambert, G. Barnard)-6. Asked to correct agenda to 140 lot subdivision and 410 acres.

2. REZ 05 004, TM 5423 rpl2, Settlers Point. Rezone from RS 4 and C 37 to RS 4, RV 15 and C 37 and a TM to subdivide 5 parcels into 3 residential lots and 1 commercial parcel. Project proposes a 236 unit residential development. Project is located at Hwy 8 Business and Los Coches Rd. (project last heard 4 May, 2005, 15 March 2006). A. Botter motion to continue so proponent can be present. G. Barnard 2nd. Vote: 9-0-0-6. (Chair said she did not get the agenda with the strike out so this is why this item went to motion)
3. R 08-003, P 08-015, Rezone and Major Use Permit to expand an existing mobilehome park located at Camino Canada and Rancho Canada. G. Barnard motion to continue until a proponent is present to explain project. A. Botter 2nd. Vote: 9-0-0-6.

8. Adjournment. 8:00 p.m.

Julie Bugbee, Assistant Secretary

619-443-5969

